

**5132 154 Avenue SW**  
**Calgary, Alberta**

**MLS # A2315767**



**\$635,280**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

**VERMILION HILL HOME WITH LOFT, DETACHED GARAGE & SIDE ENTRANCE FOR FUTURE POTENTIAL DEVELOPMENT.**  
Welcome to this thoughtfully designed 3-bedroom, 2.5-bath home in the community of Vermilion Hill, built by NuVista Homes. Featuring 9' ceilings on the main floor and foundation, this home offers a bright and open layout designed for modern living. The main floor showcases luxury vinyl plank flooring and a functional kitchen complete with quartz countertops and seamless flow into the main living areas. Upstairs, enjoy the added flexibility of a loft space, convenient upper-floor laundry, and a spacious primary retreat. A side entrance provides excellent potential future development.. Outdoor living is enhanced by the 12' x 8' rear deck, perfect for summer BBQs, while the 20' x 20' detached garage adds everyday convenience and storage. A well-balanced home offering comfort, flexibility, and long-term value in the growing Vermilion Hill community. Photos are representative.